BOOK 10200 PG 523

THIS INSTRUMENT PREPARED BY:

mail Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 23rd day of September 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KENNETH A. WALLACE 1719 Linden Avenue Nashville, Tennessee 37212	Kenneth A. Wallace P.O. Box 40877 Nashville, Tennessee 37204	MAP 104-16 PARCEL 194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100------ ($ 190,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARGARET W. STEELE, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KENNETH A. WALLACE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 103 of the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of Linden Avenue West and an alley, being the northeast corner of said Lot No. 103; thence with the westerly margin of said alley southerly 175.0 feet to the northerly margin of an alley; thence with the northerly margin of said last mentioned alley westerly 60.0 feet to the corner of Lots Number 103 and 102; thence with the line between the said two lots northerly 201.4 feet to the southerly margin of Linden Avenue; thence with said margin easterly 60.0 feet, more or less, to the beginning.

BEING the same property conveyed to Margaret W. Steele by deed from Joseph S. Tobin, Receiver of the Independent Life Insurance Company of America and the Standard Life Insurance Company of the South, Trustee, of record in Book 1086, page 642, Register's Office for Davidson County, Tennessee.

This is improved property known as 1719 Linden Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rev. Plan Geo. W. Blair's S/D of Belmont Heights of record in Book 332 , page 117 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of September, 19 96.

Margaret W. Steele
MARGARET W. STEELE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET W. STEELE, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of September, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19____.

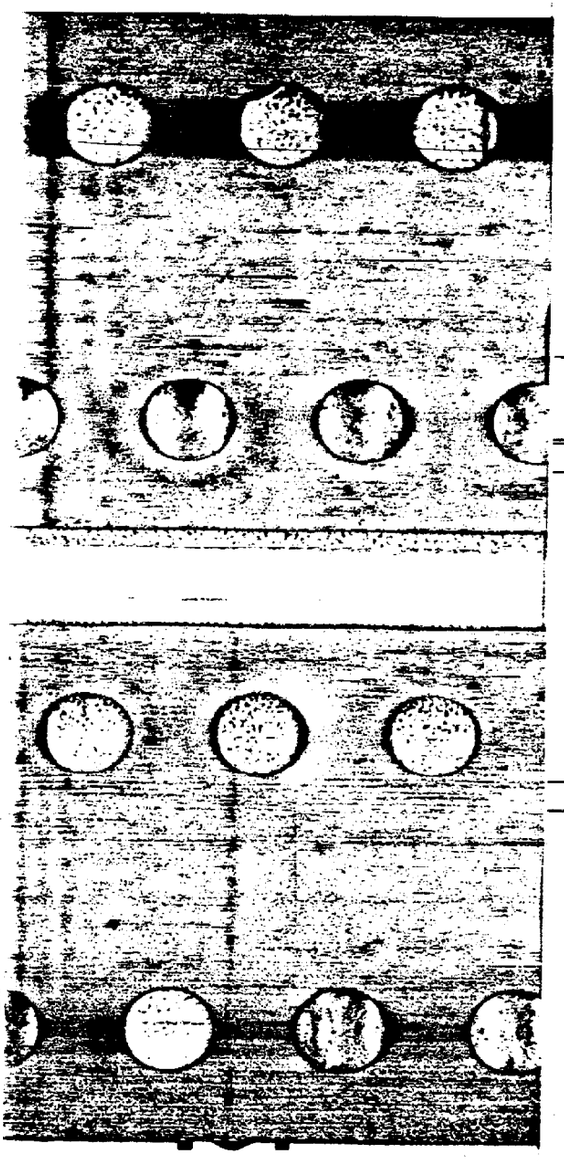
My Commission Expires: _____

Notary Public

0228447
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 9:48
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

1912 09/24 0101 03CHECK 712.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10200 PG 525

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
09/24/96	01		09:50 0001	1912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228447 IDENTIF. ↑ REFERENCE

96 SEP 24 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034320